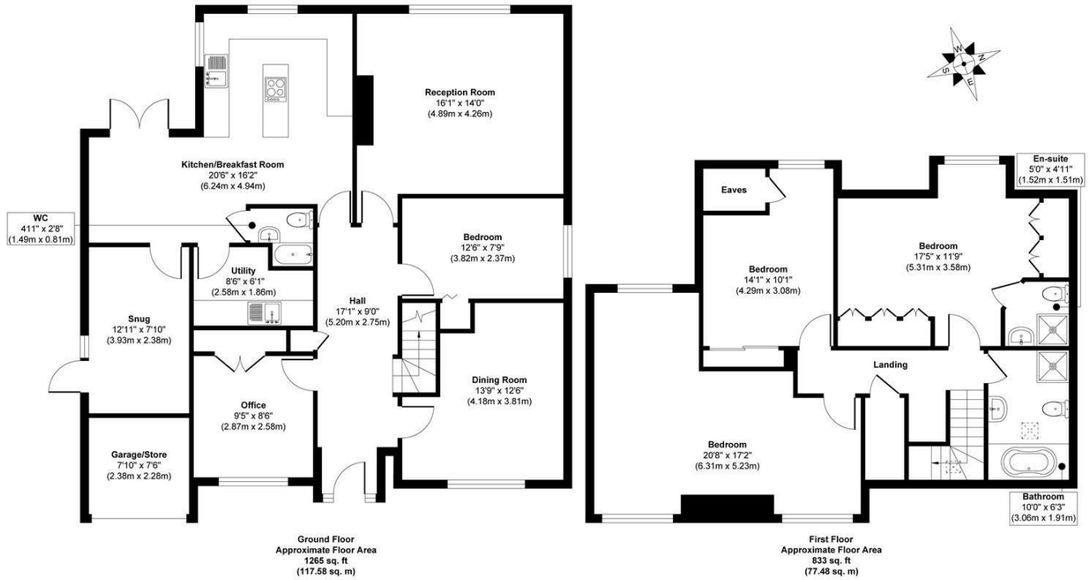
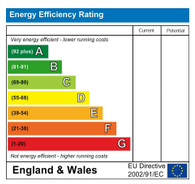
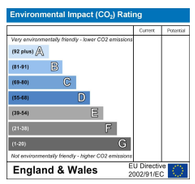
4 Bramble Mead



Approx. Gross Internal Floor Area 2098 sq. ft / 195.06 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property





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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

4 Bramble Mead, Balcombe, West Sussex, RH17 6HU

Guide Price £800,000 Freehold

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What we like...

Detached family home in the sought-after village of Balcombe, with glorious views over surrounding woodland.

Over 2,090 sq. ft. of versatile accommodation, including four bedrooms, three reception rooms, office, and two bathrooms.

Spacious kitchen/breakfast room with central island, with potential to knock through into the snug to create a fabulous open-plan living space.

Landscaped rear garden with patio terrace, sweeping woodland outlook, and a log cabin currently used as a home gym or ideal as an office/studio.

Moments from Balcombe's mainline station with fast connections to London and Brighton, and close to village amenities, schools, and countryside walks.

The Home...

Nestled in the sought-after village of Balcombe, Bramble Mead enjoys a prime position with glorious views over surrounding woodland. This beautifully proportioned detached home combines modern living with comfort and practicality, offering over 2,090 sq. ft. of versatile accommodation across two floors. The property is just moments from Balcombe's mainline station, providing fast and direct connections to London and Brighton, making it a perfect choice for both commuters and families alike.

On entering the property, you are welcomed into a bright and spacious hallway that sets the tone for the generous proportions found throughout the home. The main reception room provides a superb living space with ample natural light and a feature fireplace. At the heart of the home lies the kitchen and breakfast room, fitted with a selection of oak cabinetry, integrated appliances, a central island with breakfast bar, and space for a dining table. Large windows flood the room with light, while direct access to the garden makes this an ideal spot for entertaining. Adjoining the kitchen is a snug, currently a versatile additional reception room but with the exciting potential to be knocked through, creating a fabulous open-plan kitchen, dining and living space for modern family living. A separate dining room, located at the front of the property, is perfectly suited for more formal meals or entertaining.

The ground floor also features a private office ideal for home working and a downstairs bedroom that offers flexibility as a guest suite or hobby room. Completing the ground floor are a practical utility room, a cloakroom with WC, and access to the garage/store.

Upstairs, the generous landing leads to three further double bedrooms and the family bathroom. The principal bedroom is a superbly spacious main suite with ample room for storage, glorious views over the surrounding greenery, and its own en-suite shower room. The second bedroom benefits from built-in wardrobes, while a third bedroom provides further comfortable accommodation with eaves storage. The family bathroom is well-appointed with a bath, shower, WC, and wash basin.

Moving Outside...

Outside, the home enjoys a welcoming frontage with private driveway parking, access to the garage/store, and a landscaped front garden. To the rear, the garden is a true highlight of the property, offering a peaceful retreat with beautiful views over the neighbouring woodland. A generous patio terrace runs alongside the house, providing the perfect spot for alfresco dining or evening drinks while overlooking the lawn below. The garden also features a superb timber log cabin, currently used as a home gym but equally suited for use as a garden office, studio, or summer house, enhancing the property's flexibility for modern lifestyles. Surrounded by mature trees and hedging, the garden offers a great sense of privacy while making the most of its idyllic outlook.

The Location...

Bramblemead is a quiet residential cul-de-sac within the sought after village of Balcombe, close to the mainline station. Village facilities include numerous shops and stores, tea room, village pub, social club, church, sports clubs, primary school and the mainline train station providing links to London, Gatwick Airport and Brighton. Haywards Heath and Crawley offer more extensive shopping and leisure facilities in addition to mainline railway stations (Haywards Heath to Victoria or London Bridge both approximately 47mins). By road, access to surrounding areas can be gained via the A23(M) which lies approximately 4.5 miles to the west at Handcross or north at Maidenbower.

Balcombe is surrounded by beautiful Sussex countryside. To the east are Balcombe lake & Ardingly Reservoir with their variety of footpaths, bridleways and angling facilities. The area is renowned for the standard of its schooling in both the private and state sectors with Balcombe Primary School being particularly reputable. A school bus runs through the village providing transport to Warden Park secondary school in the neighbouring village of Cuckfield. In the private sector Worth School is less than 4 miles distant in Turners Hill, whilst Ardingly College, Great Walstead and Burgess Hill School for Girls are all easily accessible.

The Finer Details...

Tenure: Freehold
Title Number: TBC
Local Authority: Mid Sussex District Council
Council Tax Band: F
Services: Mains Gas, electric and drainage (not checked)
Plot Size: TBC
Available Broadband Speed: Superfast (67 mbps download)

We believe this information to be correct but recommend intending buyers check details personally.